



Baltimore County
Department of Planning

Quarterly Subdivision Report

1st Quarter

January 1, 2014 -- March 31, 2014



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Policy Framework

Baltimore County, Maryland, inaugurated growth management policies in the late 1960s. These policies established the master planning process, which is essential to sustainable development and ensuring the continued health, safety and resource preservation for communities and constituents in Baltimore County.

The Baltimore County Urban Rural Demarcation Line (URDL) established in 1967 identifies the urban area of the County receiving public water and sewer infrastructure thereby allowing denser residential, commercial and industrial development. The URDL accommodates the majority of the population living and working in the County. Conversely, in the rural areas, reliance on individual on-site well and septic systems limits the capacity for development. The URDL increases the efficiency of county revenues while supporting agricultural use and preservation, low-density residential uses and natural resource protection in the rural County (Map 1 pg 3).

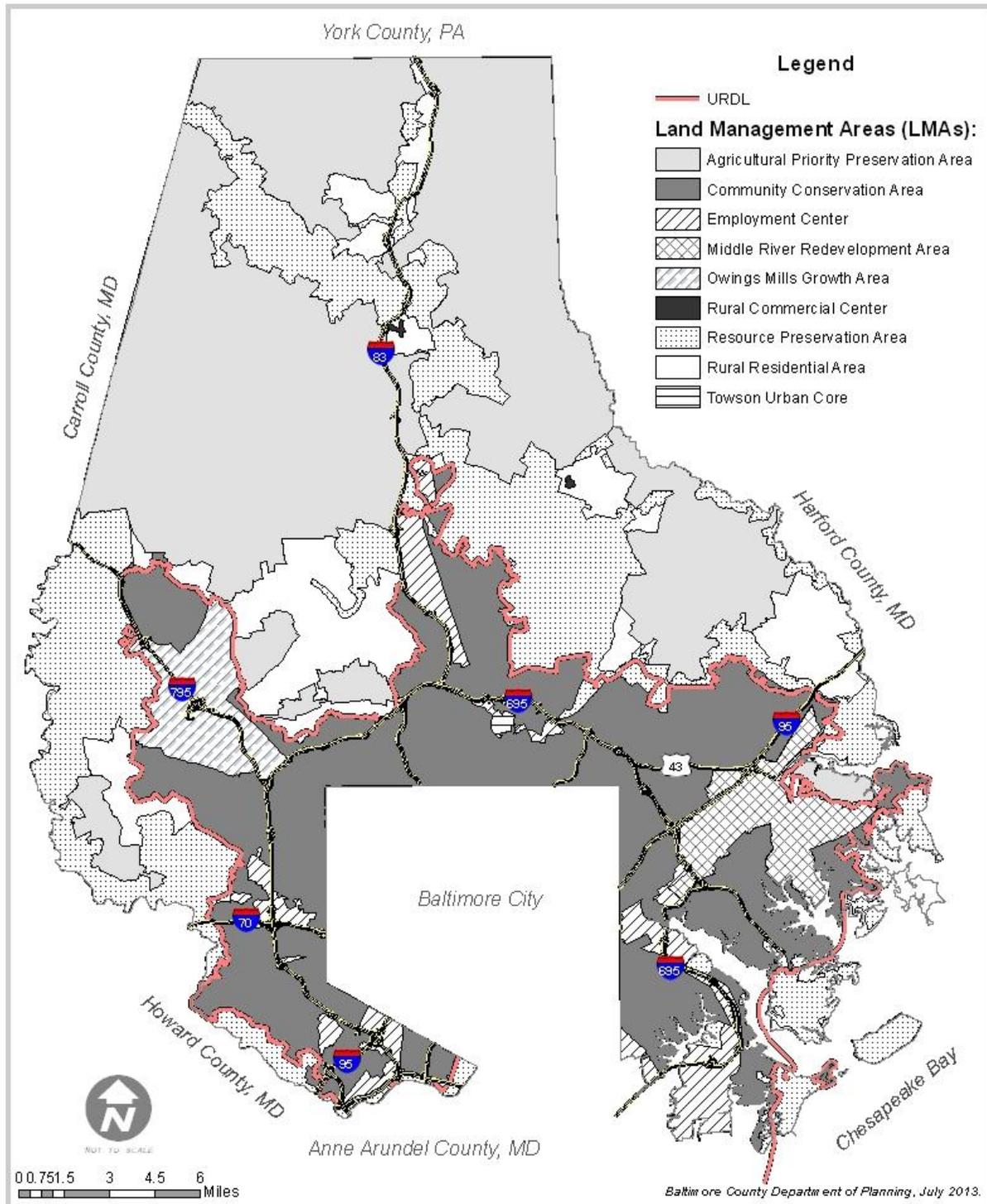
The County utilizes the Master Plan 2020 to implement sustainable growth policies to include Land Management Areas, Priority Funding Areas, Community Enhancement Areas and the Baltimore County Growth Tiers. These tools ensure that Baltimore County remains a national leader in the implementation of responsible land use policy.

The Quarterly Subdivision Report (the “Report”) compiles and analyzes approved development plans within Baltimore County. The Report tracks the County’s progress in the implementation of the Master Plan 2020.

This issue of the Report summarizes County approved development plans for residential and non-residential activities for the time period beginning January 1, 2014 and ending March 31, 2014. The Report utilizes current data maintained by the Baltimore County Department of Permits, Approvals, and Inspections (PAI). Detailed information on each of the approved development plans in the reporting quarter is presented in chronological order by approval date in the Appendix. The Report addresses the following key elements:

- Development type
- Development location
- Development acreage
- Zoning classifications
- Housing unit type and number
- Building permits by dwelling type
- Non-Residential development types and square footage of proposed improvements.

Urban-Rural Demarcation Line and Land Management Areas Baltimore County



The diagram below illustrates the relationship between the URDL and land management areas (LMAs) and each LMA's full name. The LMAs were established in the *Master Plan 2010* and revised in the *Master Plan 2020* to add the Middle River Redevelopment Area and remove the White Marsh-Perry Hall Growth Area that is fully built.

| LMA Code | LMA Name | Location with Reference to the URDL |
|----------|---|-------------------------------------|
| CCA | Community Conservation Area | In |
| EC | Employment Center | In |
| EC HV | Employment Center- Hunt Valley | In |
| MARRA | Middle River Redevelopment Area | In |
| OMGA | Owings Mills Growth Area | In |
| TUC | Towson Urban Center | In |
| APPA | Agricultural Priority Preservation Area | Out |
| RCC | Rural Commercial Center | Out |
| RPA | Resource Preservation Area | Out |
| RRA | Rural Residential Area. | Out |

Development Summary

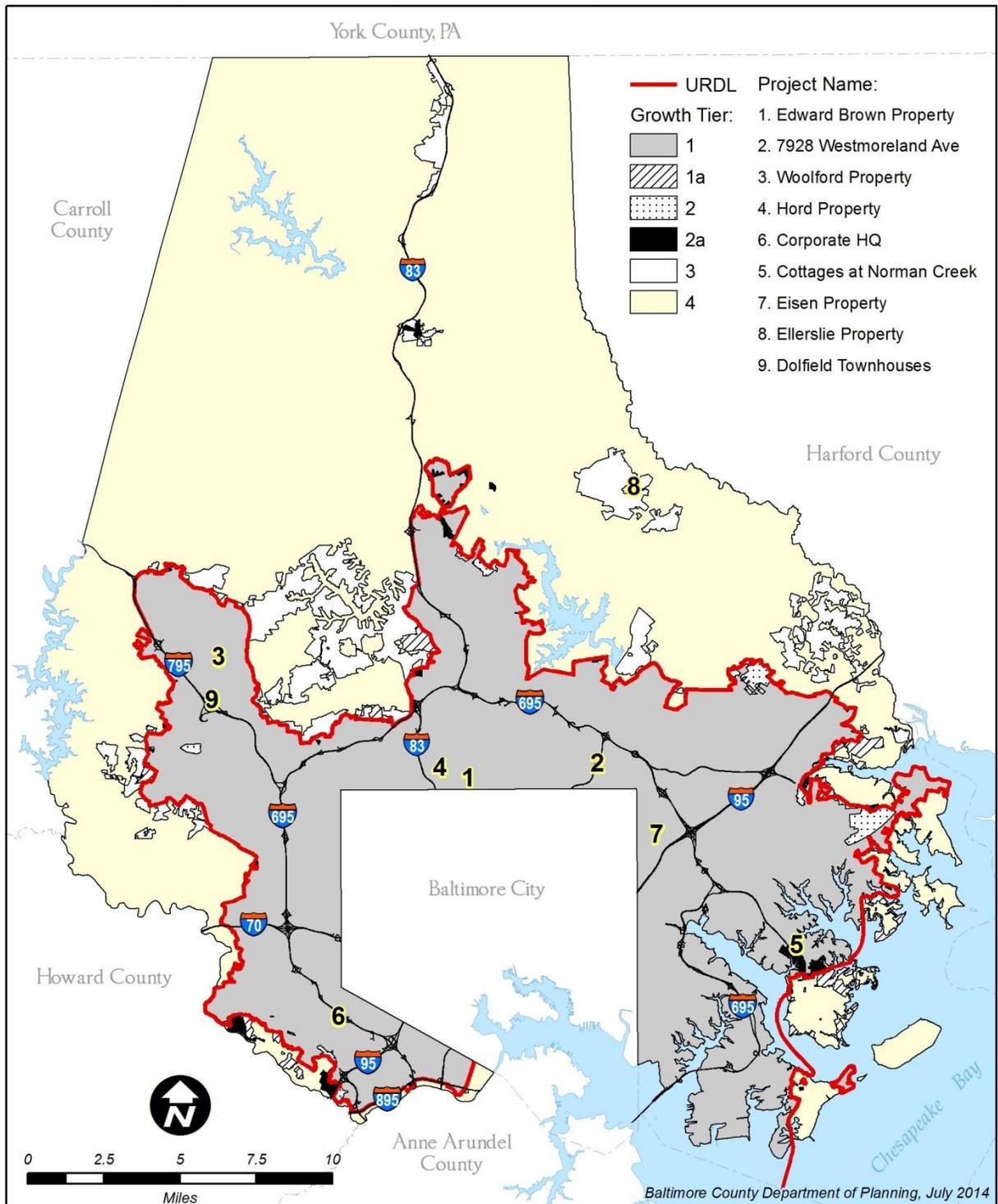
During the 1st quarter of 2014, Baltimore County approved nine development plans. During this reporting period, one limited exemption, four minor developments and four major developments were approved (Figure 1). We also find that eight of the approved development plans are within the urban LMAs and Growth Tier 1. The map on Page 5 locates each development plan relative to the Growth Tier area and the URDL.

Figure 1. Approved Development Plans, 1st Quarter, 2014

| Map Key | PAI # | Project Name | Approved Date | Track | Type | Zoning | Acreage | LMA | Growth Tier |
|---------|--------|------------------------------|---------------|---------|-------|------------|---------|------|-------------|
| 1 | 90834 | EDWARD BROWN PROPERTY | 1/15/2014 | MAJOR | SFD | DR 1 | 11.32 | CCA | 1 |
| 2 | 90831 | 7928 WESTMORELAND AVENUE | 1/17/2014 | MINOR | SFD | DR 5.5 | 1.175 | CCA | 1 |
| 3 | 40723 | WOOLFORD PROPERTY | 1/24/2014 | MINOR | SFD | DR 3.5 | 0.5423 | OMGA | 1 |
| 4 | 90836 | HORD PROPERTY | 1/28/2014 | MINOR | SFD | DR 1 | 2.393 | CCA | 1 |
| 5 | 150820 | THE COTTAGES AT NORMAN CREEK | 1/29/2014 | MAJOR | SFSD | DR 3.5 | 10.24 | CCA | 1 |
| 6 | 10575 | CORPORATE HQ | 1/30/2014 | LIMITED | MIXED | BM, RO, OT | 19.41 | CCA | 1 |
| 7 | 140471 | EISEN PROPERTY | 2/27/2014 | MINOR | SFD | DR 5.5 | 0.59 | CCA | 1 |
| 8 | 100462 | ELLERSLIE PROPERTY | 3/13/2014 | MAJOR | SFD | RC 5 | 90.00 | RRA | 3 |
| 9 | 40736 | DOLFIELD TOWNHOUSES | 3/26/2014 | MAJOR | MIXED | DR 10.5 | 3.356 | OMGA | 1 |

Source: Baltimore County Government, June 2014.

Approved Development Plans, 1st Quarter, 2014



Residential Development

In the 1st quarter of 2014, Baltimore County approved 109 housing units, half (or 50%) being Single family detached units (See Figure 2). There were 16 Multi-family units, 18 Single family semi-detached units and 20 Single family attached units. We find that 38 of the 109 units are in the Owings Mills Growth Area (OMGA) with another 36 units in the Community Conservation Area (CCA) all being Growth Tier 1. The remaining 35 units are in the Rural Residential Area and Growth Tier 3 (See Figures 2 & 3).

Figure 2. Units by Type in Approved Development Plans, 1st Quarter, 2014

| Map Key | PAI # | Project Name | Approved Date | LMA | Growth Tier | Track | Type | SFD | SFSD | SFA | MF | Total | |
|---------|--------|------------------------------|---------------|------|-------------|---------|-------|--------------------|------|-----|-----|-------|------|
| 1 | 90834 | EDWARD BROWN PROPERTY | 1/15/2014 | CCA | 1 | MAJOR | SFD | 6 | 0 | 0 | 0 | 6 | |
| 2 | 90831 | 7928 WESTMORELAND AVENUE | 1/17/2014 | CCA | 1 | MINOR | SFD | 3 | 0 | 0 | 0 | 3 | |
| 3 | 40723 | WOOLFORD PROPERTY | 1/24/2014 | OMGA | 1 | MINOR | SFD | 2 | 0 | 0 | 0 | 2 | |
| 4 | 90836 | HORD PROPERTY | 1/28/2014 | CCA | 1 | MINOR | SFD | 2 | 0 | 0 | 0 | 2 | |
| 5 | 150820 | THE COTTAGES AT NORMAN CREEK | 1/29/2014 | CCA | 1 | MAJOR | SFSD | 0 | 18 | 0 | 0 | 18 | |
| 6 | 10575 | CORPORATE HQ | 1/30/2014 | CCA | 1 | LIMITED | MIXED | 5 | 0 | 0 | 0 | 5 | |
| 7 | 140471 | EISEN PROPERTY | 2/27/2014 | CCA | 1 | MINOR | SFD | 2 | 0 | 0 | 0 | 2 | |
| 8 | 100462 | ELLERSLIE PROPERTY | 3/13/2014 | RRA | 3 | MAJOR | SFD | 35 | 0 | 0 | 0 | 35 | |
| 9 | 40736 | DOLFIELD TOWNHOUSES | 3/26/2014 | OMGA | 1 | MAJOR | MIXED | 0 | 0 | 20 | 16 | 36 | |
| | | | | | | | | SUM: | 55 | 18 | 20 | 16 | 109 |
| | | | | | | | | Percentage: | 50% | 17% | 18% | 15% | 100% |

Source: Baltimore County Government, June 2014.

SFD: Single family detached. SFA: Single family attached.

SFSD: Single family semi-detached. MF: Multi-family.

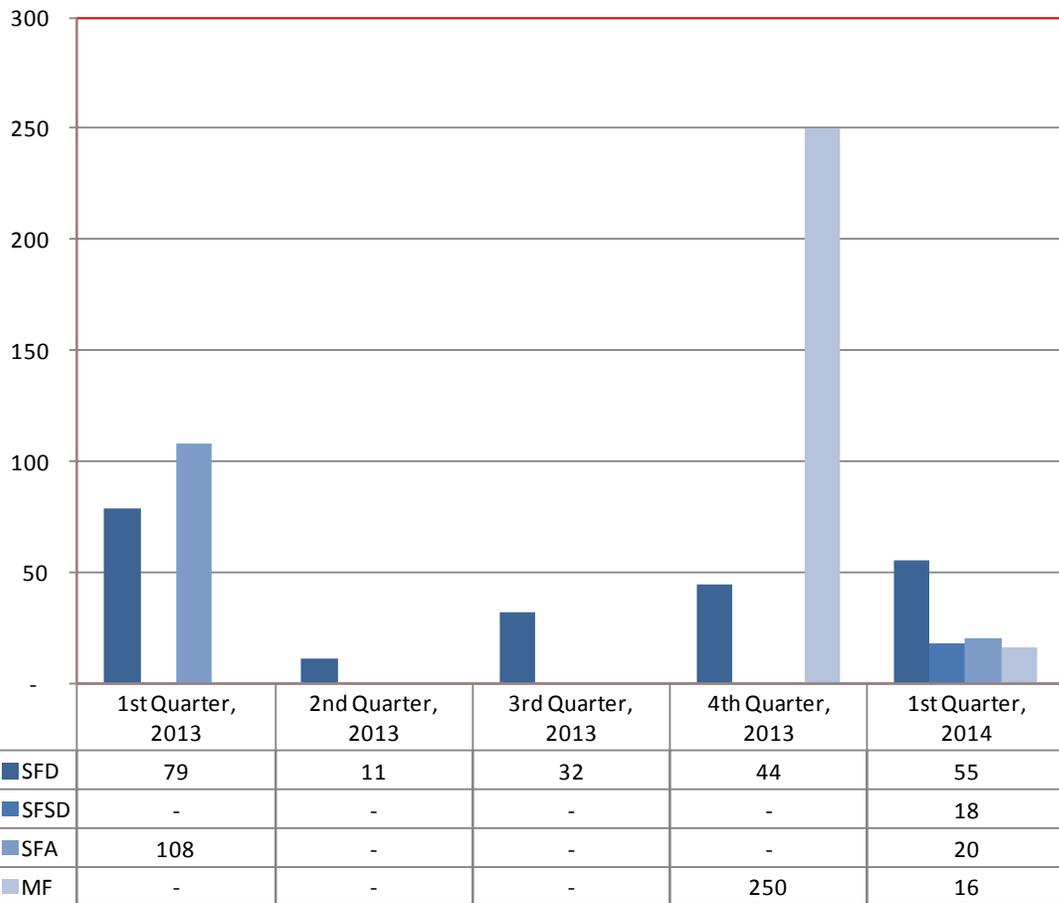
Figure 3. Number of Units by LMA in Approved Development Plans, 1st Quarter, 2013 - 1st Quarter, 2014

| LMA Code | LMA Name | 1st Quarter, 2013 | 2nd Quarter, 2013 | 3rd Quarter, 2013 | 4th Quarter, 2013 | 1st Quarter, 2014 | Total |
|----------|---|-------------------|-------------------|-------------------|-------------------|-------------------|-------|
| APPA | Agricultural Priority Preservation Area | 6 | 7 | 0 | 0 | 0 | 13 |
| CCA | Community Conservation Area | 181 | 4 | 29 | 44 | 36 | 294 |
| EC | Employment Center | 0 | 0 | 0 | 0 | 0 | 0 |
| MRRA | Middle River Redevelopment Area | 0 | 0 | 0 | 250 | 0 | 250 |
| OMGA | Owings Mills Growth Area | 0 | 0 | 3 | 0 | 38 | 41 |
| RCC | Rural Commercial Center | 0 | 0 | 0 | 0 | 0 | 0 |
| RPA | Resource Preservation Area | 0 | 0 | 0 | 0 | 0 | 0 |
| RRA | Rural Residential Area | 0 | 0 | 0 | 0 | 35 | 35 |
| TUC | Towson Urban Center | 0 | 0 | 0 | 0 | 0 | 0 |
| | Total | 187 | 11 | 32 | 294 | 109 | 633 |

Source: Baltimore County Government, June 2014

The graph in Figure 4 shows the approved development plans by type over the year beginning with the 1st quarter of 2013 continuing through the 1st quarter of 2014

Figure 4. Units by Type in Approved Development Plans
1st Quarter 2013- 1st Quarter 2014



The Report also compiles residential units that are newly permitted by occupancy permits in the quarter. The units approved by occupancy permits are on development plans approved and recorded prior to the reporting quarter or on existing legal lots of record. The approved occupancy permits act as indicators of development trends in Baltimore County and how successfully the growth management objectives of the Master Plan are being implemented.

In the yearly period from 1st quarter 2013 to 1st quarter 2014, 1,402 units were approved for occupancy. Of them, 82.7% were single family structures (See Figure 5). The table in Figure 6 illustrates that during the 1st quarter of 2014; over 93% of new units in occupancy permits are within the URDL and Growth Tier 1.

Figure 5. Units in Occupancy Permits, 1st Quarter, 2013 - 1st Quarter, 2014

| Housing Type | 1st Quarter, 2013 | 2nd Quarter, 2013 | 3rd Quarter, 2013 | 4th Quarter, 2013 | 1st Quarter, 2014 | Total |
|--------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------|
| SFD | 118 | 103 | 102 | 145 | 108 | 576 |
| SFSD | 6 | 2 | 6 | 10 | 6 | 30 |
| SFA | 108 | 64 | 144 | 94 | 144 | 554 |
| MF | 27 | - | 27 | - | 188 | 242 |
| Sum | 259 | 169 | 279 | 249 | 446 | 1,402 |

Source: Baltimore County Government, June 2014.

Figure 6. Units in Occupancy Permits by LMA or Growth Tier, 1st Quarter, 2014

| LMA | SFD | SFSD | SFA | MF | Total | | | |
|------------|-----|------|-----|-----|-------|-------------------------|-------------------|-------------------------|
| APPA | 7 | - | - | - | 7 | | | |
| EC | 1 | - | - | - | 1 | | | |
| CCA | 57 | 6 | 112 | 188 | 363 | | | |
| MRRRA | 17 | - | - | - | 17 | | | |
| OMGA | 3 | - | 32 | - | 35 | | | |
| RPA | 12 | - | - | - | 12 | Policy Area Type | # of Units | % Share of Total |
| RRA | 11 | - | - | - | 11 | Urban LMA | 416 | 93.27% |
| TUC | - | - | - | - | 0 | Rural LMA | 30 | 6.73% |
| Sum | 108 | 6 | 144 | 188 | 446 | | | |

| Growth Tier | SFD | SFSD | SFA | MF | Total | | | |
|-------------|-----|------|-----|-----|-------|-------------------------|-------------------|-------------------------|
| 1 | 81 | 6 | 144 | 188 | 419 | Policy Area Type | # of Units | % Share of Total |
| 1a | 3 | - | - | - | 3 | Tier 1 | 419 | 93.95% |
| 2 | - | - | - | - | 0 | Tier 1a | 3 | 0.67% |
| 2a | - | - | - | - | 0 | Tier 2 | 0 | 0.00% |
| 3 | 7 | - | - | - | 7 | Tier 2a | 0 | 0.00% |
| 4 | 17 | - | - | - | 17 | Tier 3 | 7 | 1.57% |
| Sum | 108 | 6 | 144 | 188 | 446 | Tier 4 | 17 | 3.81% |

Source: Baltimore County Government, June 2014.

Non-Residential Developments:

There was one non-residential development plan approved in the 1st quarter of 2014 (Figure 7). The development consisted of a 230,000 square foot mixed use limited exemption approved within the Community Conservation Area (CCA) LMA.

Figure 7. Approved Non- Residential/Mixed Development Plans, 1st Quarter, 2014

| Map Key | PAI # | Project Name | Approved Date | LMA | Use Type | Track | Type | Industrial | Institution | Office | Restaurant | Retail | Other | Total | |
|---|-------|--------------|---------------|-----|----------------------------------|---------|-------|--------------------|-------------|-----------|------------|----------|----------|-----------|-----------|
| 6 | 10575 | CORPORATE HQ | 1/30/2014 | CCA | Proposed building with mixed use | LIMITED | MIXED | 0sf | 0sf | 185,000sf | 10,000sf | 10,000sf | 25,000sf | 230,000sf | |
| Source: Baltimore County Government, June 2014. | | | | | | | | SUM: | 0sf | 0sf | 185,000sf | 10,000sf | 10,000sf | 25,000sf | 230,000sf |
| | | | | | | | | Percentage: | 0% | 0% | 80.43% | 4.35% | 4.35% | 10.87% | 100% |

Appendix

Definitions:

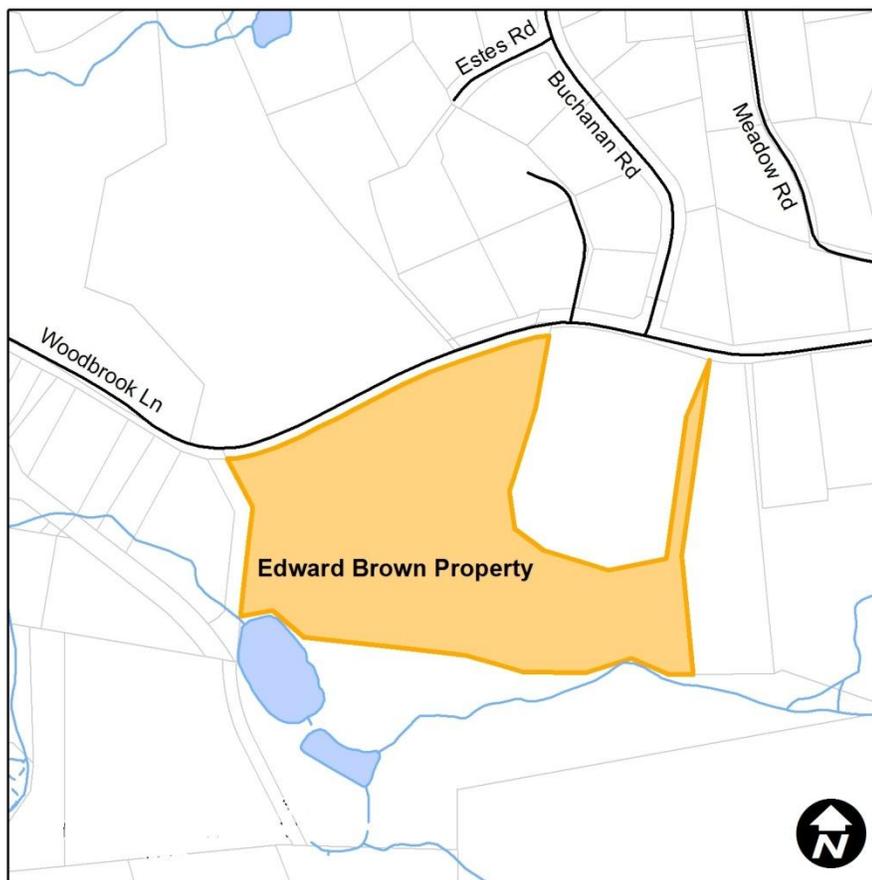
| | |
|------------------------|--|
| REFERENCE #..... | File number from Permits, Applications, and Inspections (PAI) |
| DEVELOPMENT TRACK..... | The development track of the project (MAJOR, MINOR, LIMITED, OR PUD) |
| MINOR SUB #..... | The 5-digit reference assigned to minor subdivisions by PAI |
| RPD..... | Regional Planning District |
| TAZ..... | Transportation Analysis Zone for regional transportation planning |

| | |
|----------------------------|--|
| COUNCIL DISTRICT..... | County Councilmanic District |
| ALIAS..... | An alias for the project name |
| LOCATION..... | Address of project |
| TAX MAP / BLOCK / PARCEL.. | Tax map reference numbers |
| DEVELOPMENT TYPE..... | Type of development proposed |
| PROPOSED UNITS / LOTS..... | Number of proposed lots / units for a project |
| SFD..... | Single family detached units, also includes sfd condominiums |
| SFSD..... | Single family semi-attached units, duplex |
| SFA..... | Single family attached units, also includes sfa condominiums |
| MULTI FAM..... | Apartments, condominium buildings, elderly housing apartments |
| SPECIAL..... | Special units – assisted living |
| OTHER..... | Commercial, industrial, office & lots with no proposed development |
| DEVELOPED UNITS / LOTS.... | Number of developed lots / units so far, includes existing to remain |
| PLAN SUBMITTED..... | The date the plan was received by the Department of Planning |
| PLAN APPROVAL..... | The date the plan was approved |
| PLAT APPROVAL..... | The date the plat was approved |
| PLAT RECORDED..... | The date the plat was recorded in land records |
| TOTAL ACREAGE..... | Acreage of entire project |
| ZONING 1..... | Largest zoning area on site with its acreage |
| ZONING 2..... | 2 nd largest zoning area with its acreage |
| ZONING 3..... | 3 rd largest zoning area with its acreage |
| EXISTING LOTS / UNITS..... | Existing lots / units to remain |
| ZIP..... | Postal code |
| LMA..... | Land Management Areas |
| WATER ZONE..... | Water Service Area designation |
| CENSUS TRACT..... | A Census Bureau geographic unit |
| BLOCK GROUP..... | Geographic subset of Census tracts |
| DEED REF..... | The deed file number when recorded into land records |
| PLAT REF..... | The plat file number when recorded into land records |
| CONDO..... | Indicates if the project contains condo units |

Edward Brown Property

| | | | | | |
|--------------------|-----------------------------------|------------------|-------|----------------|------------|
| DEVELOPMENT TRACK: | Major | PAI # | 90834 | | |
| DEVELOPMENT TYPE: | SFD | MINOR SUB #: | | | |
| | | LIMITED # | | | |
| LOCATION: | S/S Woodbrook LN, W of Charles ST | | | | |
| MAP | 79 | COUNCIL DISTRICT | 2 | PLAN SUBMITTED | 10/26/2012 |
| BLOCK | 5 | LMA | CCA | PLAN APPROVAL | 1/15/2014 |

| | | | | | | | |
|------------|---|--------------|---|---------|------|-------|-------|
| PARCEL | 3 | Growth Tier | 1 | | | | |
| #PROPOSED: | | #DEVELOPED: | | | | | |
| UNITS/LOTS | 6 | UNITS/LOTS | 4 | ZONING1 | DR 1 | ACRES | 11.32 |
| SFD | 6 | DVLP SFD | 2 | ZONING2 | | ACRES | |
| SFSD | 0 | DVLP SFSD | 0 | ZONING3 | | ACRES | |
| SFA | 0 | DVLP SFA | 0 | | | TOTAL | 11.32 |
| MULTIFAM | 0 | DVLP MFAM | 0 | | | | |
| SPECIAL | 0 | DVLP SPECIAL | 0 | | | | |
| OTHER | 0 | DVLP OTHER | 0 | | | | |
| COMMENTS: | Existing dwellings to remain on lots 5 and 7. Approved 1/15/2014 (HOH). | | | | | | |



7928 Westmoreland Avenue

| | | | |
|--------------------|---------------------------------------|--------------|--------|
| DEVELOPMENT TRACK: | Minor | PAI # | 90831 |
| DEVELOPMENT TYPE: | SFD | MINOR SUB #: | 11039M |
| | | LIMITED # | |
| LOCATION: | W/S Westmoreland Ave, SW of Morven RD | | |

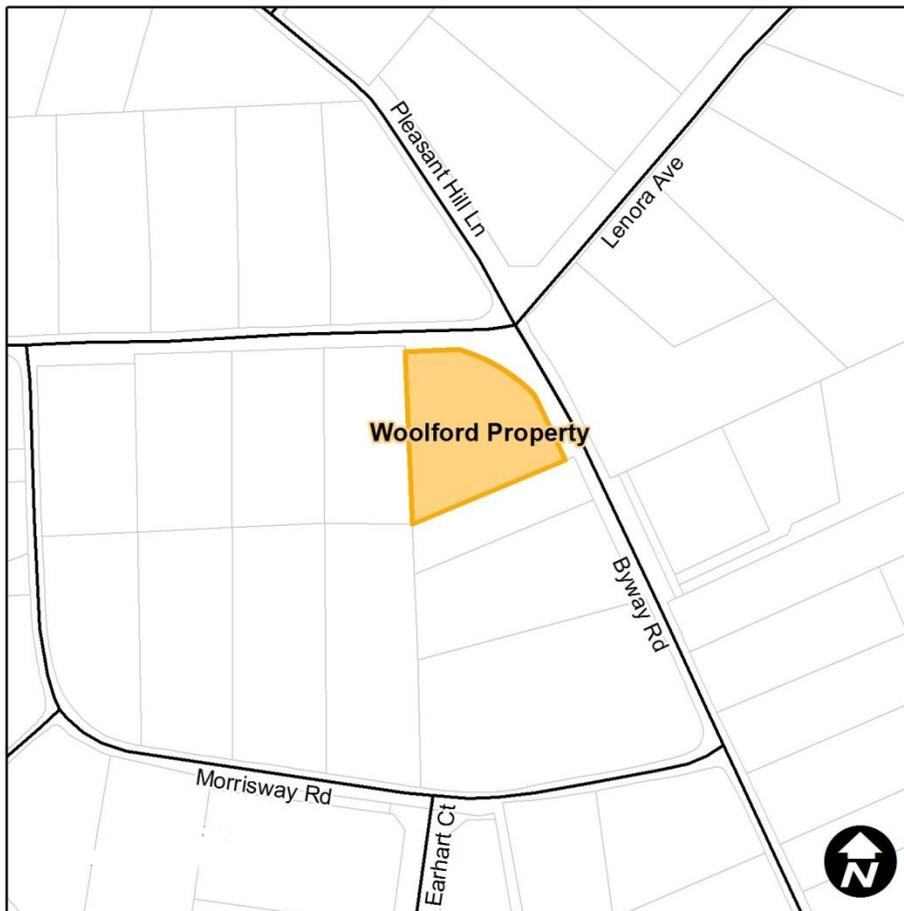
| | | | | | | | |
|------------|--|------------------|-----|----------------|------------|-------|-------|
| MAP | 70 | COUNCIL DISTRICT | 6 | PLAN SUBMITTED | 12/29/2011 | | |
| BLOCK | 24 | LMA | CCA | PLAN APPROVAL | 1/17/2014 | | |
| PARCEL | 836 | Growth Tier | 1 | | | | |
| #PROPOSED: | | #DEVELOPED: | | | | | |
| UNITS/LOTS | 3 | UNITS/LOTS | 1 | ZONING1 | DR 5.5 | ACRES | 1.175 |
| SFD | 3 | DVLP SFD | 1 | ZONING2 | | ACRES | |
| SFSD | 0 | DVLP SFSD | 0 | ZONING3 | | ACRES | |
| SFA | 0 | DVLP SFA | 0 | | | TOTAL | 1.175 |
| MULTIFAM | 0 | DVLP MFAM | 0 | | | | |
| SPECIAL | 0 | DVLP SPECIAL | 0 | | | | |
| OTHER | 0 | DVLP OTHER | 0 | | | | |
| COMMENTS: | Existing dwelling (7928 Westmoreland Ave) to remain on lot 1 (0.32ac). Proposed dwelling on lot 2 (0.40ac) and lot 3 (0.46ac). | | | | | | |



Woolford Property

| | | | |
|--------------------|-----------------------|--------------|--------|
| DEVELOPMENT TRACK: | Minor | PAI # | 40723 |
| DEVELOPMENT TYPE: | SFD | MINOR SUB #: | 09053M |
| | | LIMITED # | |
| LOCATION: | 26 & 100 The Byway Rd | | |

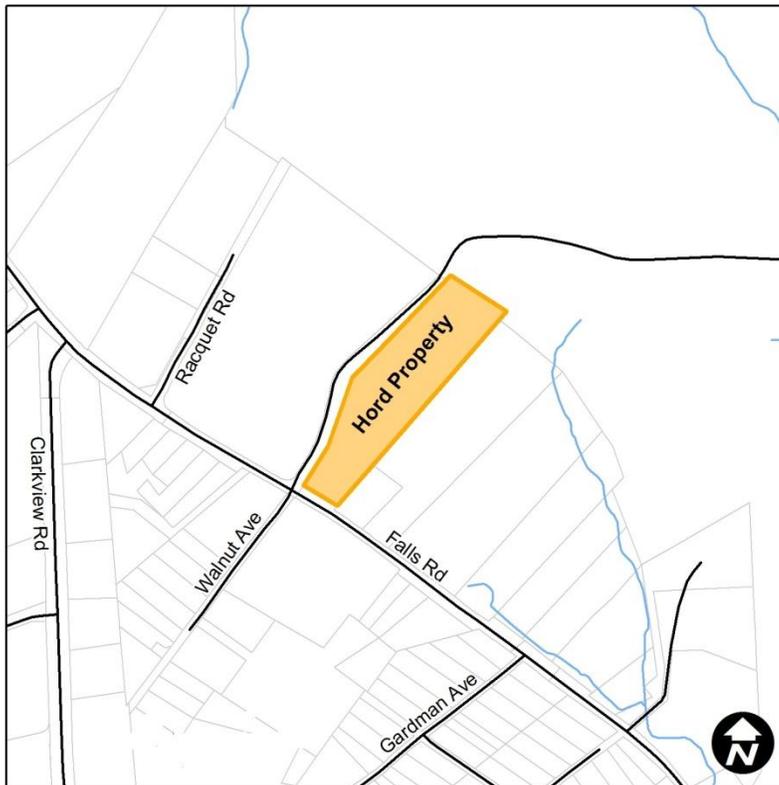
| | | | | | | | |
|------------|--|------------------|-------------|----------------|-----------|-------|--------|
| MAP | 58 | COUNCIL DISTRICT | 2 | PLAN SUBMITTED | 9/29/2009 | | |
| BLOCK | 9 | LMA | OMGA | PLAN APPROVAL | 1/24/2014 | | |
| PARCEL | P/O 146 (section D, lot 5) | | Growth Tier | 1 | | | |
| #PROPOSED: | | #DEVELOPED: | | | | | |
| UNITS/LOTS | 2 | UNITS/LOTS | 0 | ZONING1 | DR 3.5 | ACRES | 0.5423 |
| SFD | 2 | DVLP SFD | 0 | ZONING2 | | ACRES | |
| SFSD | 0 | DVLP SFSD | 0 | ZONING3 | | ACRES | |
| SFA | 0 | DVLP SFA | 0 | | | TOTAL | 0.5423 |
| MULTIFAM | 0 | DVLP MFAM | 0 | | | | |
| SPECIAL | 0 | DVLP SPECIAL | 0 | | | | |
| OTHER | 0 | DVLP OTHER | 0 | | | | |
| COMMENTS: | Proposed dwellings on lot 5A (0.27ac) and lot 5B (0.25ac). | | | | | | |



Hord Property

| | | | |
|--------------------|-------|--------------|--------|
| DEVELOPMENT TRACK: | Minor | PAI # | 90836 |
| DEVELOPMENT TYPE: | SFD | MINOR SUB #: | 12009M |

| | | LIMITED # | | | | | |
|------------|--|------------------|-----|----------------|-----------|-------|-------|
| LOCATION: | 1301 & 1303 Copper Hill RD | | | | | | |
| MAP | 69 | COUNCIL DISTRICT | 2 | PLAN SUBMITTED | 7/23/2012 | | |
| BLOCK | 21 | LMA | CCA | PLAN APPROVAL | 1/28/2014 | | |
| PARCEL | 642 | Growth Tier | 1 | | | | |
| #PROPOSED: | | #DEVELOPED: | | | | | |
| UNITS/LOTS | 2 | UNITS/LOTS | 2 | ZONING1 | DR 1 | ACRES | 2.393 |
| SFD | 2 | DVLP SFD | 2 | ZONING2 | | ACRES | |
| SFSD | 0 | DVLP SFSD | 0 | ZONING3 | | ACRES | |
| SFA | 0 | DVLP SFA | 0 | | | TOTAL | 2.393 |
| MULTIFAM | 0 | DVLP MFAM | 0 | | | | |
| SPECIAL | 0 | DVLP SPECIAL | 0 | | | | |
| OTHER | 0 | DVLP OTHER | 0 | | | | |
| COMMENTS: | Existing dwelling (#1303 Copper Hill Rd to remain on lot 1 (1.41ac) and (#1301 to remain on lot 2 (0.99ac). 1st refined plan submitted 1/7/13 to correct areas of lots 1 and 2. | | | | | | |



The Cottages At Norman Creek

| | | | |
|--------------------|-------|--------------|--------|
| DEVELOPMENT TRACK: | Major | PAI # | 150820 |
| DEVELOPMENT TYPE: | SFSD | MINOR SUB #: | |
| | | LIMITED # | |

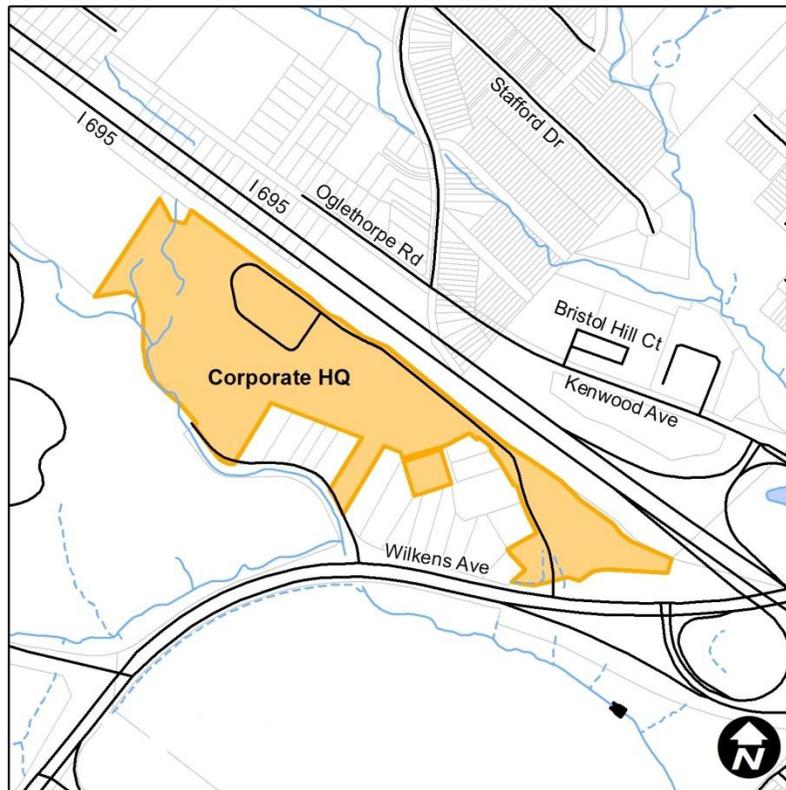
| | | | | | | | |
|------------|---|------------------|-----|----------------|-----------|-------|-------|
| LOCATION: | E/S Back River Neck Rd, N Cape May RD. | | | | | | |
| MAP | 97 | COUNCIL DISTRICT | 6 | PLAN SUBMITTED | 3/1/2006 | | |
| BLOCK | 18 | LMA | CCA | PLAN APPROVAL | 1/29/2014 | | |
| PARCEL | 267,268 | Growth Tier | 1 | | | | |
| #PROPOSED: | | #DEVELOPED: | | | | | |
| UNITS/LOTS | 18 | UNITS/LOTS | 0 | ZONING1 | DR 3.5 | ACRES | 10.24 |
| SFD | 0 | DVLP SFD | 0 | ZONING2 | | ACRES | |
| SFSD | 18 | DVLP SFSD | 0 | ZONING3 | | ACRES | |
| SFA | 0 | DVLP SFA | 0 | | | TOTAL | 10.24 |
| MULTIFAM | 0 | DVLP MFAM | 0 | | | | |
| SPECIAL | 0 | DVLP SPECIAL | 0 | | | | |
| OTHER | 0 | DVLP OTHER | 0 | | | | |
| COMMENTS: | Existing dwelling (#521 Back River Neck Rd) TBR. 1st concept plan (17sfd, sub 4/13/04), 1st dev plan (4sfd, 14sfsd 6/10/05), 2nd dev plan (5sfd, 10sfsd 12/8/06, 1st amnd app 12/13/11 (no DRC), changed from 10 sfsd and 5sfd. 1st amnd FDP app 1/24/12. 3/7/2007 approval date for original plan. HOH 1/29/2014 for 1st amended plan. | | | | | | |



**Corporate
HQ**

| | | | |
|--------------------|---------|-------|-------|
| DEVELOPMENT TRACK: | Limited | PAI # | 10575 |
|--------------------|---------|-------|-------|

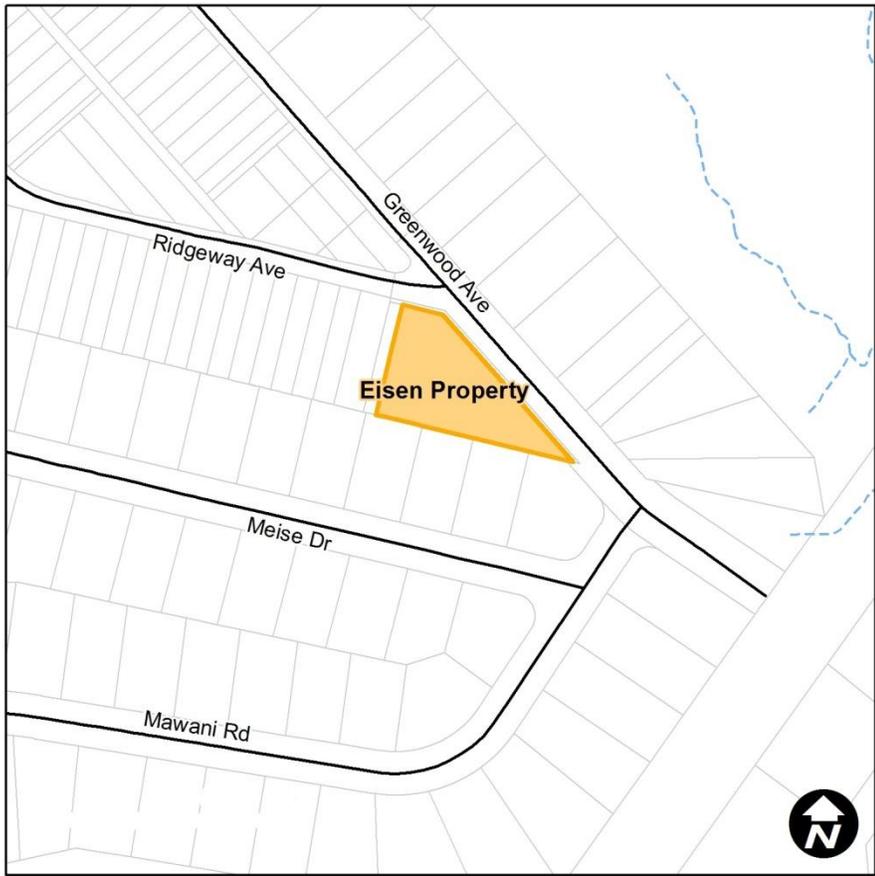
| | | | | | | | |
|-------------------|--|------------------|-------|----------------|----------|-------|-------|
| DEVELOPMENT TYPE: | Mixed | MINOR SUB #: | | | | | |
| | | LIMITED # | 13005 | | | | |
| LOCATION: | SW/S W Kenwood Ave, N of Wilkens Ave. | | | | | | |
| MAP | 101 | COUNCIL DISTRICT | 1 | PLAN SUBMITTED | 2/8/2013 | | |
| BLOCK | 16 | LMA | CCA | PLAN APPROVAL | 1/30/201 | | |
| PARCEL | 132,469,516,1088,1195,1 | | | | 4 | | |
| | 3 | Growth Tier | 1 | | | | |
| #PROPOSED: | | #DEVELOPED: | | | | | |
| UNITS/LOTS | 6 | UNITS/LOTS | 6 | ZONING1 | BM | ACRES | |
| SFD | 5 | DVLP SFD | 5 | ZONING2 | RO | ACRES | |
| SFSD | 0 | DVLP SFSD | 0 | ZONING3 | OT | ACRES | |
| SFA | 0 | DVLP SFA | 0 | | | TOTAL | 17.32 |
| MULTIFAM | 0 | DVLP MFAM | 0 | | | | |
| SPECIAL | 0 | DVLP SPECIAL | 0 | | | | |
| OTHER | 1 | DVLP OTHER | 0 | | | | |
| COMMENTS: | Also DR 3.5. DRC#121112A. 5 existing sfd to remain. Proposed building with mixed uses (office-185000sf, retail-10000sf, restaurant-10000sf, and fitness center-25000sf). | | | | | | |



Eisen Property

| | | | |
|--------------------|-------|-------|--------|
| DEVELOPMENT TRACK: | Minor | PAI # | 140471 |
|--------------------|-------|-------|--------|

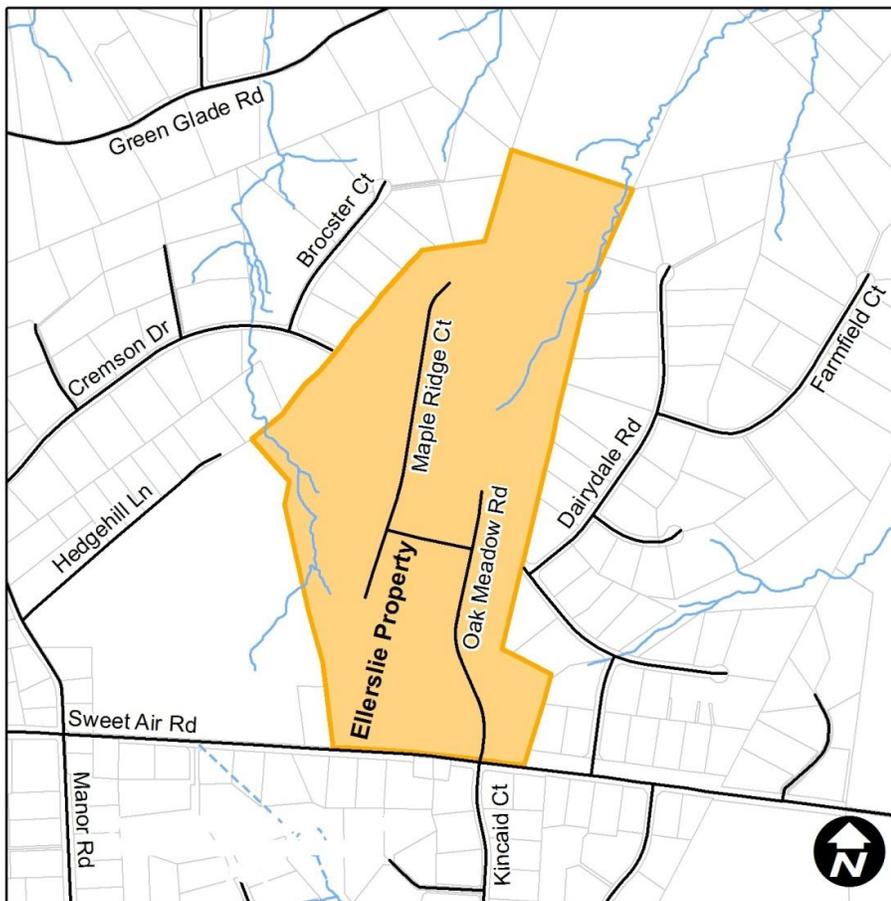
| | | | | | | | |
|-------------------|--|------------------|-------------|----------------|-----------|-------|------|
| DEVELOPMENT TYPE: | SFD | MINOR SUB #: | 08097M | | | | |
| | | LIMITED # | | | | | |
| LOCATION: | 4719 Ridgeway AVE. | | | | | | |
| MAP | 81 | COUNCIL DISTRICT | 6 | PLAN SUBMITTED | 11/7/2008 | | |
| BLOCK | 22 | LMA | CCA | PLAN APPROVAL | 2/27/2014 | | |
| PARCEL | P/O 678(lot 47-50, section F | | Growth Tier | 1 | | | |
| #PROPOSED: | | #DEVELOPED: | | | | | |
| UNITS/LOTS | 2 | UNITS/LOTS | 1 | ZONING1 | DR 5.5 | ACRES | 0.59 |
| SFD | 2 | DVLP SFD | 1 | ZONING2 | | ACRES | |
| SFSD | 0 | DVLP SFSD | 0 | ZONING3 | | ACRES | |
| SFA | 0 | DVLP SFA | 0 | | | TOTAL | 0.59 |
| MULTIFAM | 0 | DVLP MFAM | 0 | | | | |
| SPECIAL | 0 | DVLP SPECIAL | 0 | | | | |
| OTHER | 0 | DVLP OTHER | 0 | | | | |
| COMMENTS: | Existing dwelling (#4719 Ridgeway Ave) to remain on lot 1 (0.29ac). Proposed dwelling (#44 Greenwood Ave) on lot 2 (0.25ac). | | | | | | |



Ellerslie Property

| | | | |
|--------------------|-------|-------|--------|
| DEVELOPMENT TRACK: | Major | PAI # | 100462 |
|--------------------|-------|-------|--------|

| | | | | | | | |
|-------------------|---|------------------|-----|----------------|------------|-------|----|
| DEVELOPMENT TYPE: | SFD | MINOR SUB #: | | | | | |
| | | LIMITED # | | | | | |
| LOCATION: | 4300 Sweet Air Road | | | | | | |
| MAP | 36 | COUNCIL DISTRICT | 3 | PLAN SUBMITTED | 12/13/2013 | | |
| BLOCK | 21 | LMA | RRA | PLAN APPROVAL | 3/13/2014 | | |
| PARCEL | 98 | Growth Tier | 3 | | | | |
| #PROPOSED: | | #DEVELOPED: | | | | | |
| UNITS/LOTS | 35 | UNITS/LOTS | 0 | ZONING1 | RC 5 | ACRES | 90 |
| SFD | 35 | DVLP SFD | 0 | ZONING2 | | ACRES | |
| SFSD | 0 | DVLP SFSD | 0 | ZONING3 | | ACRES | |
| SFA | 0 | DVLP SFA | 0 | | | TOTAL | 90 |
| MULTIFAM | 0 | DVLP MFAM | 0 | | | | |
| SPECIAL | 0 | DVLP SPECIAL | 0 | | | | |
| OTHER | 0 | DVLP OTHER | 0 | | | | |
| COMMENTS: | 1 existing dwelling to be razed. HOH 3/13/2014. | | | | | | |



Dolfield Townhouses

| | | | | | | | |
|--------------------|--|------------------|-------|----------------|-----------|-------|-------|
| DEVELOPMENT TRACK: | Major | PAI # | 40736 | | | | |
| DEVELOPMENT TYPE: | Mixed | MINOR SUB #: | | | | | |
| | | LIMITED # | | | | | |
| LOCATION: | NW/S Dolfield RD, NE of i--795; 9018 Dolfield RD | | | | | | |
| MAP | 58 | COUNCIL DISTRICT | 4 | PLAN SUBMITTED | 9/15/2013 | | |
| BLOCK | 20 | LMA | OMGA | PLAN APPROVAL | 3/26/2014 | | |
| PARCEL | 534,797 | Growth Tier | 1 | | | | |
| #PROPOSED: | #DEVELOPED: | | | | | | |
| UNITS/LOTS | 36 | UNITS/LOTS | 0 | ZONING1 | DR 10.5 | ACRES | 3.356 |
| SFD | 0 | DVLP SFD | 0 | ZONING2 | ACRES | | |
| SFSD | 0 | DVLP SFSD | 0 | ZONING3 | ACRES | | |
| SFA | 20 | DVLP SFA | 0 | TOTAL | | | 3.356 |
| MULTIFAM | 16 | DVLP MFAM | 0 | | | | |
| SPECIAL | 0 | DVLP SPECIAL | 0 | | | | |
| OTHER | 0 | DVLP OTHER | 0 | | | | |
| COMMENTS: | Existing dwellings (#9014 and #9018) to be razed. HOH 03/26/2014 | | | | | | |

